

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 18, 2022

Plat for Building Permit of :

PARCEL 87 / 570

Scale: 1 inch = 20 feet

Recorded in Book A & T Page 3382 - H

Receipt No. 23-00263

Drawn by: A.S.

Furnished to: RAMY ALI

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application **B**-----; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Ramy Ali*
Date: 10.22.2022

Printed Name: RAMY ALI Relationship
to Lot Owner: AGENT

If a registered design professional, provide license number
_____ and include stamp below.



SCALE: 1:20

PARCEL 87

SCOPE OF WORK :
NEW CONSTRUCTION OF A 4 UNIT APARTMENT BUILDING
WITH 3 ONSITE PARKING SPACES.

ZONING DISTRICT : RA-1

LOT AREA 3,436 SF

ADDRESS : 1326 FT.STEVENS RD NW

BUILDING TYPE-USE

(SUBTITLE U. SECTION 401.1.D.(1))
MULTIFAMILY APARTMENT BUILDING

FAR

(SUBTITLE F. SECTION 302.2)
MAX. PERMITTED FLOOR AREA RATIO : 0.9
PROPOSED FAR : 3436 X 0.9 = 3092 SF

PARKING

(SUBTITLE C. SECTION 701.50)
RESIDENTIAL , MULTIPLE DWELLING UNIT
1 /3 DWELLING UNTIS IN EXCESS OF 4 UNITS
(4 - 4) / 3 = 0

BUILDING HEIGHT

(SUBTITLE F. SECTION 303.1) (SUBTITLE B. SECTION 307.1)
PROPOSED
NUMBER OF STORIES 3
BUILDING HEIGHT 35.0
CELLAR YES

PERVIOUS SURFACE CALCS

53%
GRASS : 715 SF
PAVERS : 1105 SF
GREEN ROOF : ---- SF

LOT OCCUPANCY

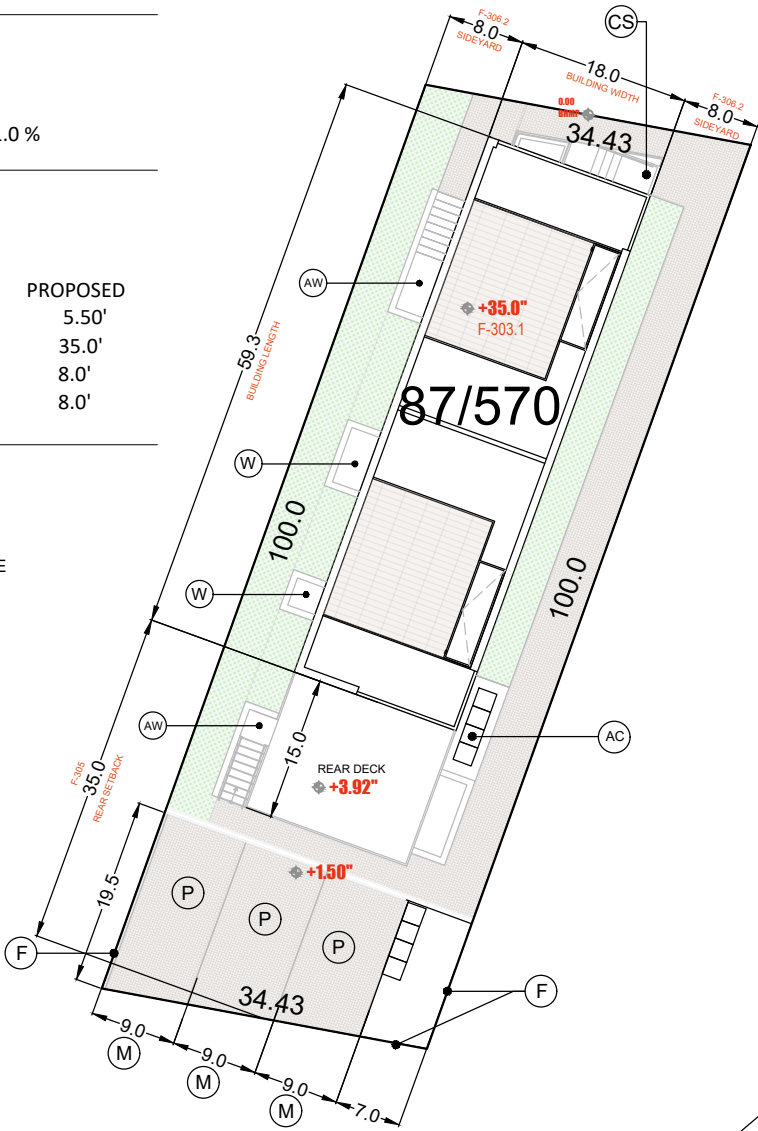
(SUBTITLE F. SECTION 304.1)
PROPOSED (1067 sf) 31.0 %

SETBACKS

(SUBTITLE F. SECTION 305-306)

PROPOSED
FRONT 5.50'
REAR (2.5"/12") (MIN. 20.0') 35.0'
SIDE (LEFT) 8.0'
SIDE (RIGHT) F.306.2B 8.0'

- ROOF DECK
- GREEN ROOF
- GRASS - LANDSCAPE
- PERMEABLE BRICK
PAVERS - DETAIL A



WASHED FRACTURED OPEN-GRADED
STONE #89 AGGREGATE
PINE HALL BRICK STORMPAVE 2-1/4"OR
2-3/4" THICK AS PER SPECIFICATIONS
CURB/ EDGE RESTRAINT WITH
CUT-OUTS FOR OVERFLOW DRAINAGE
8"-12" DENSE GRADED AGGREGATE
1"- 1-1/2" BEDDING COURSE- 1/4" -
3/8" WASHED FRACTURED OPEN-GRADED
STONE #89 AGGREGATE
BASE COURSE DEPTH AS SPECIFIED
3/4" WASHED FRACTURED OPEN-GRADED
STONE (NO FINES) - #57 AGGREGATE
SUBGRADE 2% SLOPE
TOWARDS LOW POINT

PERMEABLE - RESIDENTIAL INSTALLATION
SCALE: NOT TO SCALE

Board of Zoning Adjustment
District of Columbia
CASE NO.20920
EXHIBIT NO.2